

PLANNING COMMISSION MINUTES

Gardner, Kansas

Monday, June 12, 2006

The Planning Commission met in regular session on the above date at the Gardner City Hall, 120 E. Main Street, Gardner, Kansas.

I. Call to Order

Chairman Koranda called the meeting to order at 7:00 p.m. Commissioners present: Paul Kilgore (8:15 p.m.), Greg Godwin, Eileen Mertz, Eric Schultz, Jason Burnett, and Dan Popp. Commissioners absent: none. Also present: Community Development Director Fred Sherman; Planner Erik Pollom; Bill Miller on behalf of applicant U.S.D #231; engineer for the applicant David Lindsey of LHE, P.A.; engineer for an applicant Joel Riggs of Peridian Group, Inc.; Darren Lawrenz on behalf of applicant Olathe Medical Services, Inc.; and engineer for the applicant Ken Keith of ACI Boland, Inc.

II. Approval of Minutes

The minutes of the May 22, 2006, meeting, were approved by unanimous consent.

III. Consent Agenda

1. FP-06-09

Consider a Final Plat for New Century Business Center Addition No. 3, a 17.27 acre industrial development located on the west side of Stone Creek Drive, north of Lincoln Lane. The application is filed by Bristol Partners XVIII, L.L.C.; with engineering services provided by Peridian Group, Inc.

1. **APPLICANT:** The applicant is Bristol Partners XVIII, L.L.C.; with engineering services provided by Peridian Group, Inc.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a 17.27 acre tract of land.
3. **LOCATION:** The property is located on the west side of Stone Creek Drive, north of Lincoln Lane.
4. **EXISTING ZONING:** This property is currently zoned M-2, General Industry District, and CP-2, Planned General Business District.
5. **ANALYSIS:** The applicant requests approval for a final plat containing two lots for commercial and industrial development. The purpose of requesting this final plat is to make developable lots out of two tracts, formerly platted as part of New Century Business Center Addition No. 1. Lot 1 is the location of the approved site plan for the Patriot Building (SP-05-11). Lot 2 is the location of the recently submitted CP-2 rezoning request for Lincoln Plaza (Z-06-06). This rezoning and its associated preliminary development plan were approved by the Planning Commission on May 22, 2006, and have not yet been considered by the City Council. The layout of the submitted plat meets all applicable City standards.
6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission forward the Final Plat for New Century Business Center Addition No. 3 (FP-06-09) to the City Council with a recommendation to accept the easements and rights-of-way, with the following stipulation:
 - a. Prior to recording of the final plat, the required excise tax shall be paid.

2. FP-06-10

Consider a Final Plat for Wheatridge Middle School, a 21.28 acre public school development located at 318 E. Washington Street. The application is filed by USD #231; with engineering services provided by LHE, P.A.

1. **APPLICANT:** The applicant is USD #231; with engineering services provided by LHE, P.A.
2. **REQUESTED ACTION:** The applicant requests final plat approval for a 21.28 acre tract of land.
3. **LOCATION:** The property is located at 318 E. Washington Street.
4. **EXISTING ZONING:** This property is currently zoned R-1, Single Family Residential District.
5. **ANALYSIS:** The applicant requests approval for a final plat containing one lot for a public school development. This lot contains Wheatridge Middle School and is being platted as part of the expansion of the school. The layout of the submitted plat meets all applicable City standards.

6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission forward the Final Plat for Wheatridge Middle School (FP-06-10) to the City Council with a recommendation to accept the easements and rights-of-way, with the following stipulation:
 - a. Prior to recording of the final plat, the required excise tax shall be paid.

3. SP-06-05

Consider a Site Plan for Gardner Family Care, a 3,455 square foot office building addition located at 18320 S. Center Street. The application is filed by Olathe Medical Services, Inc.; with engineering services provided by ACI Boland, Inc.

1. **APPLICANT:** The applicant is Olathe Medical Services, Inc.; with engineering services provided by ACI Boland, Inc.
2. **REQUESTED ACTION:** The applicant requests site plan approval for a 3,455 square foot building expansion and parking lot improvements.
3. **LOCATION:** The property is located at 18320 S. Center Street.
4. **EXISTING ZONING:** This property is currently zoned C-2, General Business District.
5. **ANALYSIS:** The applicant requests approval of a site plan for Gardner Family Care. Proposed improvements include a 3,455 square foot building addition, and improvement and expansion of parking areas.

Building Design

The proposed 3,455 square foot expansion will add to the existing 3,260 square foot building for a total floor area of 6,715 square feet. The existing building is predominantly brick, with tan cement plaster panels and asphalt shingles. The proposed addition will be constructed to match the existing building.

Parking & Landscaping

This site plan also proposes expansion and improvement of the existing parking areas, including the addition of 26 new parking stalls. A total of 57 stalls is proposed, which exceeds the City's requirement of 48. The parking lot improvements will use the existing entrances from Cherokee Street and Center Street, no new access is requested with this site plan. The parking area also features a cedar picket trash enclosure and a pick-up lane at the southwest corner of the proposed addition. The landscape plan submitted by the applicant also meets City requirements.

6. **STAFF RECOMMENDATION:** Staff recommends that the Planning Commission approve the Site Plan for Gardner Family Care (SP-06-05) with the following stipulations:
 - a. The development shall be in accordance with Exhibit "A" (Site Plan) and Exhibit "B" (Elevations) which are filed in the office of the Planning Commission Secretary and which are incorporated by reference as if set out in full herein. In addition, the development shall comply with all regulations and standards of the City of Gardner unless specifically exempted by the Governing Body.
 - b. No signage is approved with the site plan. Separate sign permits are required prior to the installation of any additional signage.
 - c. Prior to the issuance of a Certificate of Occupancy, all rooftop and ground mounted mechanical equipment shall be screened from view with an architectural and/or landscape treatment that is compatible with the building architecture.
 - d. Prior to the issuance of building permits, the applicant will provide City engineering staff with a revised storm water plan to show that the existing detention basin is adequately sized for the additional impervious area associated with the expansion.

Consent Agenda Item No. 1, Final Plat for New Century Business Center Addition No. 3 (FP-06-09), and Item No. 2, Final Plat for Wheatridge Middle School (FP-06-10), were forwarded by unanimous consent to the City Council with recommendations for approval of the easements and rights-of-way, subject to staff recommendations.

Consent Agenda Item No. 3, Site Plan for Gardner Family Care (SP-06-06) was approved by unanimous consent, subject to staff recommendations.

IV. Discussion Items

1. Project Updates

Director Sherman gave a presentation on the potential BNSF Intermodal facility.

V. Adjourn

Motion Kilgore, second Mertz, to adjourn the meeting at 8:22 p.m.

Motion to Adjourn Carried: 7 to 0 Aye

Cindy Weeks, Planning Service Specialist
Community Development Department

ATTENDEES
of the
6-12-06, 2006
PLANNING COMMISSION MEETING

PLEASE SIGN

PLEASE PRINT

| NAME | COMPANY (if applicable) | ADDRESS |
|-----------------|----------------------------|--|
| David Lindsey | LHE - VA | 15333 W 95 th Street Lenexa KS 66219 |
| Darren Lawrence | Olathe Medical Services | 16900 Indian Creek Pkwy, Olathe KS |
| KEN KEITH | ACI/Boland Arch's. | 1421 E. 104 th KC MO 64131 |
| Bill Miller | USD 231 | |
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